



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes August 1, 2019***

### **CALL TO ORDER**

Mark Davis called the meeting of the Plan Commission to Order on Thursday, August 1, 2019, at 7:00 PM.

### **PLEDGE OF ALLEGIANCE & SWEAR IN**

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

### **ATTENDANCE/ROLL CALL**

Members Present: Shirley Howard, Mark Davis, Peggy Cunningham, Roger Tracy, Don Scaturro, and Frank Orris. Excused absence: John Janek, Mary Jo Akeman, Don Luddeke, Wayne Reuter and Ritch Alexander.

Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, Economic Dev Director Cathy Hamilton, Alderman Tim Elliott, Alderman Bob Pickerell and Alderman Dan McDowell.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting July 11, 2019 and this evening's Agenda was made by Shirley Howard and second by Peggy Cunningham. All in favor. Motion carried.

### **COMMENTS BY THE CHAIRMAN**

Mark Davis stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, August 6, 2019.

### **COUNCIL REPORT**

Alderman McDowell affirmed the City Councils concurrence with the Plan Commission for the Special Use at 2119 Pontoon Rd for Dr. Melissa Fisher for a Veterinary Hospital/Clinic.

**PETITIONER: VEGA PROPERTIES LLC  
1333 SCHAEFFER RD (LOWES)  
22-2-20-06-00-000-044**

**Mark Davis explained the request for M-2 Use in an M4 Planned Unit Development at 1333 Schaeffer Rd for Truck Terminal and Warehousing in a present empty building.**

**Nick Sinanovic of Vega Properties LLC/Vega Transport informed the Plan Commission of their plans for a truck terminal, with maintenance department, and the remainder of the building would be leased for warehousing of general merchandise. They will install multiple overhead doors, screened fencing around the perimeter of the lot, and plant more trees outside of the fencing. The front parking lot will become the terminal for trucks and trailers and an electronic gate will be installed for entrance to the lot after hours.**

**Mark Davis asked if Schaeffer Roads pavement was intended to hold truck traffic. Steve Willaredt explained that it was paved as required by IDOT. He also said that trucks are always in out of there, delivering to Aldis and Walmart.**

**Roger Tracy inquired if they would be a 24 hour operation. Nick Sinanovic stated that they would be open from 6 am to 4 pm and then the electric gate will be available for trucks coming and going after hours.**

**Mark Davis asked if they would be using the entrance by Aldi. Nick Sinanovic replied yes.**

**Frank Orris inquired on the number of trucks that would be in and out on a daily basis. Nick Sananovic responded that they own 105 trucks could have approximately 400 trucks in and out of the terminal weekly, but usually around 30-40 trucks per day.**

**Mark Davis asked if they were purchasing the property or leasing. Nick Sinanovic replied that they are purchasing the building. That a contract with contingency is in place at this time.**

**Steve Willaredt inquired of an estimated opening/renovation date. Nick Sinanovic stated that as soon as they close on the property they will begin with renovations and the fencing.**

**Frank Orris asked if the trailers parked on the lot would be empty. Nick Sinanovic explained that some will others will be full of general merchandise. No toxic waste or anything like that.**

**Cathy Hamilton added that Vega Transport has 3 locations in the St Louis area and that they are moving their terminal to Granite City from St Louis. They are relocating 120 jobs to Granite City and could possibly be adding an additional 100 in the future.**

**MOTION By Roger Tracy, second by Don Scaturro to approve the request for M-2 Use in an M4 Planned Unit Development at 1333 Schaeffer Rd for Truck Terminal and Warehousing in a present empty building.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

**The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.**

- a). Hours of Operation limited to: 24 hours
- b). Days of operation: 7
- c). Signage limited to: N/A-Building/Fence/Gate
- d). Screening required: Yes
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? Yes
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: No

**MOTION By Don Scaturro, second by Roger to approve the Non-Conforming Use Checklist.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

**NEW BUSINESS—None**

**UNFINISHED BUSINESS-None**

**Motion by Roger Tracy, seconded by Shirley Howard to adjourn the Plan Commission meeting. All in favor. Motion carried.**

**Respectfully submitted,  
*Melanye Weinholder*  
Secretary,  
Plan Commission**

Hearing Date: August 1, 2019

**PETITIONER:**                   **VEGA PROPERTIES LLC**  
                                  **1333 SCHAEFFER RD (LOWES)**  
                                  **22-2-20-06-00-000-044**

**Request for M-2 Use in an M4 Planned Unit Development at 1333 Schaeffer Rd for Truck Terminal and Warehousing in a present empty building.**

**MOTION By Roger Tracy, second by Don Scaturro to approve the request for M-2 Use in an M4 Planned Unit Development at 1333 Schaeffer Rd for Truck Terminal and Warehousing in a present empty building.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

**The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.**

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- k). Additional requirements: No

**MOTION By Don Scaturro, second by Roger to approve the Non-Conforming Use Checklist.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

\*\*\*\*\*end of Advisory Report\*\*\*\*\*